

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, MARCH 23, 2023 (6PM) Via Zoom
(Subject to Board's Approval)

Board Members present: Colin Smith, Joe Mora, Christine Hall & Tamara Simmons.

Absent: Owen Roth

Homeowners present: Craig Nicholson #247, Michael Mora #334

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM (6:01PM)

President Colin Smith called the meeting to order at 6:01PM.

Nominations of Board Members:

Colin Smith nominates Joe Mora as Member-at-Large. Seconded by Tamara Simmons. Unanimous with Joe Mora abstaining.

Colin Smith nominates Owen Roth (absent) as Treasurer. Seconded by Chris Hall. Unanimous.

Colin Smith nominates Tamara Simmons as Secretary. Seconded by Joe Mora. Unanimous with Tamara Simmons abstaining.

Colin Smith nominates Christine as the Vice President. Seconded by Tamara Simmons. Unanimous with Christine Hall abstaining.

Lastly, Christine Hall nominates Colin Smith as the President. Seconded by Joe Mora. Unanimous with Colin Smith abstaining.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum

(unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Bill Rauch (#351): Carport roof debris has become out of control. Not been cleaned for over five [5] years. Requests for the Board: 1. Please clean immediately. 2. Add routine maintenance to the job description of the new HandyPerson that we are intending to hire.

Board immediately discussed hiring Enviroscaping to clean all carport roofs as a safety measure based on T&M. All cars should be parked elsewhere during cleaning. Joe to create a cleaning schedule and post notices for people in advance to move their cars.

Michael Mora (#334): Issues with a neighbor violating the quiet enjoyment of their Unit. At 6:15PM Colin Smith moved to briefly adjourn to Executive Session. Seconded by Tamara Simmons. Unanimous.

Craig Nicholson (#247): Commended Bartlein for replenishing the rocks in the sauna heater. Further commented that the newly posted "Spa Rules" sign was inadequate as specific verbiage & text size are required by the County of Santa Barbara. The Board will review signage requirements and replace the sign per County guidelines.

Beshoy Fahem (#331): (At the request of VP Christine Hall) Front patio light fixture replacement. See New Business.

3. OLD BUSINESS - Updating of the Governing Documents

The Board recently sought a legal opinion regarding maintenance responsibilities of patio storage doors and pipes as indicated in the original Governing Documents (Condominium Plan, CC&Rs, & By-Laws). In the conclusion of the lawyer's opinion, they state:

"[Patio] Storage Doors and Water Pipes are located outside the Units and are Common Area. Under the Association's CC&Rs and Civil Code §4775, the Association must maintain, repair and replace the Storage Doors and Water Pipes."

Christine Hall motioned to accept and incorporate the legal opinion into our current working draft copy. Seconded by Colin Smith. After discussion this motion was tabled.

During discussion Joe Mora moved to yield 2-minutes to Owner in Attendance Craig Nicholson for comments. Seconded by Colin Smith. Three votes "aye" with Tamara Simmons abstaining. Craig Nicholson commented on the early history of this restatement project.

Christine Hall then motioned to seek a legal opinion regarding requirements to update our original Condominium Plan, should the restated CC&Rs and restated By-Laws contradict the existing language of the Condominium Plan. Board tabled this legal opinion for further review and discussion.

4. NEW BUSINESS

a. Unit #331 Replacement Front Lantern

Colin Smith motioned to add this item to the agenda. Seconded by Joe Mora. Unanimous.

Tamara Simmons motioned to accept the lantern option presented.

"Koda Outdoor LED Wall Lantern"

Seconded by Christine Hall. Unanimous.

MEETINGS: Board discussed having scheduled Board Meetings every two weeks to move through some of the issues for Owners and general business needs.

5. ADJOURNMENT (Next scheduled meeting 4/13/2023 @ 6PM via Zoom)

Colin Smith motioned to adjourn at 7:04PM. Seconded by Joe Mora. Unanimous.